

Chapter 14.32 Public Facilities (PF) Zoning District

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14.32.010 Purpose.

The purpose of the Public Facilities district is to provide for publicly owned parks and open space, and public facilities that are located permanently in a specific location such as schools and government facilities (including but not limited to police, fire, city administration, sewer treatment plant).

14.32.020 Permitted uses.

Each building in the Public Facilities zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the PF zoning district are:

- A. College/University
- B. Governmental services, including city hall, court, archives, fire, police, training facility, wastewater management facility, public agency yard, school district offices
- C. K-12 public or private schools
- D. Recreational trails, non-motorized
- E. Parks, public or private
- F. School bus base
- G. Subregional utility
- H. Vocational schools
- I. Wireless communications facility, attached to an existing building or structure, camouflaged.

14.32.030 Accessory uses.

Accessory uses in the PF zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Dormitory
- C. Employee café or cafeteria operated in conjunction with a principally permitted use
- D. Employee recreation facility and play area
- E. Garages, carports
- F. Storage of yard maintenance equipment
- G. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

14.32.040 Conditional uses.

The uses listed in A-G are considered Essential Public Facilities and are conditionally permitted in the PF zoning district subject to review in accordance with the criteria set out in DMC 14.68, Conditional Use Permit Criteria and other applicable criteria:

- A. Heliport
- B. Jail
- C. Landfill
- D. Non-hydroelectric generation facility

- E. Wireless communication facilities, freestanding or attached to a building and not camouflaged
- F. Work farm/camp
- G. Work release facility
- H. Buildings greater than 65,000 square feet in area.

14.32.050 Development standards.

Table 14.32.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	N/A
Minimum lot area in square feet	2,500 square feet
Minimum street setback	See DMC 14.34, Design Guidelines
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	80%
Maximum height	45 feet ⁽¹⁾

(1) Four floors are allowed on the uphill and downhill side.

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards.